

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC responses
43893377		Table 9 - List of Sites - 0 Snodland East & Ham Hill	<p>[59874, 59505, 59727, 59836]</p> <p>The Snodland Labour Party would like to comment on the following sections of the Regulation 18 Local Plan Consultation: Site 59874 Mixed use Object, Site 59505 Residential Object We support the following sites Site 59727 Employment Support, Site 59836 Employment Support The Snodland Labour Party's objections are based on the loss of valuable green lungs used for informal recreation. These areas were allocated to allow large numbers of houses to be built in Snodland. We also object to the massive area wanted by developers at Holborough which is in the Green Belt and Areas of Outstanding Natural Beauty. The huge investment by the Government to dual the A21 shows the place to develop is in the south of the Borough as it has better medical facilities, schools and highway network than the northern end of the Borough, which has already had large scale residential development. The northern part of the Borough is overheating due to the increased population and overstretched services unable to provide the level needed for a reasonable way of life.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. In particular the green infrastructure and infrastructure issues raised.</p>
25333345		Table 9 - List of Sites - 0 Snodland East & Ham Hill	<p>Site 59512: Flood Risk Comment: The site is within FZ3. The source of flood risk is the tidal River Medway. Additional Comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p> <p>Site 59836: Flood Risk Comment: 50% of the site is FZ2 and risk is likely to increase with climate change. If the site is allocated, mitigation will be required. Additional Comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p> <p>Site 59874: Flood Risk Comments: Part of the site is FZ2 and risk is likely to increase with climate change. If the site is allocated, mitigation will be required.</p>	<p>Comments noted. The site specific flooding matters raised in the Snodland East and Ham Hill ward will be taken into consideration. All the sites have been screened to assess all forms of flooding including the impact of climate change which will be taken into account in the site analysis and site selection processes using the sequential and exceptions test in accordance with the NPPF. No decision has been taken by the Council on the requirements for compensatory works as part of the MEAS Strategy which the Council are engaging with the Environment Agency about.</p>

At a Full Council meeting held on 20 October 2022, Snodland Town Council considered the local plan in detail and looked at the call for site locations within Snodland.

The Borough Council are currently looking for sites that could possibly be suitable for either residential or commercial development. Planning permission would still need to be agreed for each site. There are two different types of sites that have been put forward in Snodland, those being small pockets of green open space and large areas of green belt.

Two proposals were considered –

* To oppose all development within the green belt. Taking into consideration the large amount of housing that has already been built at Holborough Lakes without any upgrades to the surrounding infrastructure. To allow the smaller sites within Snodland to be put forward for assessment.

* To oppose all development within the green belt and some of the smaller sites within the small pockets of green open space within Snodland. These green open spaces were allocated for use for residents for recreation when the developments were built.

The Council looked at each site on an individual basis and following lengthy discussion and debate the council voted and the following proposals were

59505 – already built on SiteFor inclusion

Against Inclusion59505 – already built on

59507, 59509, 59510, 59511, 59512, 59727, 59836, 59874, 59858, 59864, 59866

RESOLVED

59505 - This site has already been built on and therefore should not be included in the Call for Sites in the Local Plan

Allow the following sites to be put forward for assessment in the Call for Sites in the Local Plan – 59507, 59509, 59510, 59511, 59512, 59727, 59836, 59874

Oppose all development on the following sites in the Call for Sites in the Local Plan – 59858, 59864, 59866. In relation to the opposed sites, if the Borough Council should consider any of these sites they should consult with

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. Where sites in the TC ownership have been deemed unavailable the council will update its records.

44160929

Table 9 - List of Sites -
0 Snodland East & Ham Hill

[59874] [Additional information submitted in the form of a Site Study]
 RESPONSE ON BEHALF OF KITEWOOD ESTATES LTD We act on behalf of Kitewood Estates Ltd (“Kitewood”) which is a privately held property development and investment company, focussing on delivering high quality niche development schemes in London and the South East. The company has an excellent track record of creating well-conceived high quality residential development. With a strong, experienced team, the company deals with developments from planning through to construction and ultimate sale.

Kitewood is currently delivering on several sites in Kent totalling in excess of 350 new homes and employment floorspace. Again, specifically in Kent, the company will be seeking to deliver a further 1,000 homes and employment floorspace over the next 5-10 years and is therefore very much invested in delivering sustainable development within the County. Kitewood own 2.42 hectares of land in Snodland. The land lies to the south of the Tesco Distribution centre, to the west of Hays Road and to the north east of the Sandhole Veterinary Centre. It lies to the immediate south of the settlement boundary for Snodland as identified in the adopted development plan.

We attach a document identifying Kitewood’s land, its context and the areas of the land most appropriate for development. It is our submission to the Tonbridge and Malling Local Plan Regulation 18 Consultation that this site should be identified for mixed use development (housing and employment) within the new Tonbridge and Malling Local Plan, with the site taken out of the green belt to achieve this. The northern portion of the site can accommodate residential development and the southern portion of the site an employment / mixed-use development.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. This includes information supporting mixed use development at site 59874.

Table 9 - List of Sites -
 44546305 44546401 Snodland East & Ham Hill

[Site reference 59505 59507 59509 59510 59511 59858 59864 59866 59874 59727 59836]

I wish to make my representations in respect of the regulation 18 local plan consultations which is as follows

site 59505 residential object, site 59507 residential object, site 59509 residential object, site 59510 residential object, site 59511 residential object, site 59858 mixed use object, site 59864 mixed use object, site 59866 mixed-use object, site 59874 mixed-use object

site 59836 employment support

Noted. The site specific matters raised relating to green infrastructure and recreation space will be taken into consideration within the site analysis and site selection processes.

Table 9 - List of Sites -
 44994945 0 Snodland East & Ham Hill

the rationale behind my objections are that valuable green lungs needed for informal recreation ought to be respected and save for the residents to use. Also we do not need massive extra residential developments to the north of snodland.

Good evening

I would like to add to my previous planning objections another site under the heading of residential.

This is as follows:

Site 59505 Residential Object.

Table 9 - List of Sites -
 45380545 0 Snodland East & Ham Hill

Thank you.

Comment noted.

[Site 59505 Snodland Car Park.]

I wish to question the inclusion of this site for consideration for housing it being the Snodland Public Car Park owned by the borough council.

As a regular visitor to Snodland to get a haircut or to use the cafes for example I am aware this is a well used car park and a much needed facility in a small town where parking is at a premium. If these spaces were not available I cannot imagine where the cars would relocate to given the pressure on parking such as along the Malling Road. Its removal I think would have an adverse effect on local businesses and also the Friday market.

I realise this idea is put forward for consideration by the boroughs consultants with the laudable aim of reducing the need to look to green field sites but I feel like Martin Square in Larkfield looking at village car parks is the wrong approach.

It maybe there are car parks in Tonbridge which could be re-organised or replaced by a multi storey but this does not apply in the Malling villages and small towns such as Snodland.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

45414433

Table 9 - List of Sites -

0 Snodland East & Ham Hill I urge therefore this car park be ruled out as soon as possible as a potential housing site.